18-PP-2004 7/21/04

Preliminary Plat Application Narrative for:

turquesa equestrian estates – scottsdale, arizona

LOCATION.

The subject property is currently undeveloped and is located at the southwest corner of Scottsdale and Peak View Roads in north Scottsdale. The property is surrounded by vacant land to the south, existing ranches and homes to the west and a new single family home neighborhood to the north. The forty-acre property is zoned R1-70 ESL [Single Family – Environmentally Sensitive Lands].

INTRODUCTION.

The main objective of this new community is to create a neighborhood with an equestrian character and experience unique to Scottsdale. In naming this experience, the design team choose a name that would add to the overall theme of the project as well as providing a unique basis for all of the materials associated with the neighborhood. In addition, the name needed to reflect the rich environmental heritage of the southwest. The name Turquesa is Spanish for "turquoise". The name Turquesa Equestrian Estates was chosen as a representation of all of these objectives. Turquoise is not only the state gemstone of Arizona, it also has some historical significance. Many early settlers to Arizona from South America called the beautiful blue stone, Turquesa. The Native Americans local to the area considered turquoise to be a source of good fortune, happiness, beauty, good health and long life. They called turquoise "Sky Stone", to match the rich blue color of the Arizona sky. Additionally, in the 13th century, turquoise was thought to protect the wearer from falls, especially from horses.

Turquesa Equestrian Estates offers a unique opportunity to develop a new community in Scottsdale with a foundation in the rich western heritage of the community. The architecture of the estate homes offered will enhance the local area and provide a much-needed alternative for horse owners who want to live in a neighborhood environment.

Note: The preliminary plat application is a request for 20 lots which will be reduced to 18 lots pending the approval of a companion Use Permit request for the development of a private equestrian facility and play area. With the approval of the Use Permit, lots 19 and 20 will be combined forming a common area tract approximately five [5] acres in area. This approach has been taken to allow the Development Review process to run concurrently with the Use Permit application and process.

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

The Turquesa Equestrian Estates project is located within the Lower Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within



the recently revised ESL ordinance. No boulder features, steep slopes, bedrock or unstable slopes are present on this site.

Topography & Slope.

The topography for this parcel is generally flat as the site falls from the northeast to the southwest at an average slope of 2-3%. The site is bisected by a wash that flows through the property in a southwesterly direction. The wash has been designated as a 404-wash.

A slope analysis for the site has been prepared by Erie & Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is approximately 28%.

Vegetation/Site Features.

The site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application. The most significant feature of the site is 404-wash [described above] that bisects the site diagonally through the middle of the 40-acres.

Hydrology Analysis.

Erie & Associates, Inc. has prepared a preliminary analysis of the site hydrology. Their report has been submitted under separate cover for review by City staff.

Archaeology Survey.

A report detailing the archaeology survey findings for this property has been submitted with this application.

REQUEST.

Request. The applicant and developer, Monogram Development Services, request approval of the proposed 20-lot preliminary plat, a future neighborhood equestrian facility, landscape theme elements and Amended Development Standards [ADS].

Plan Summary.

- Existing / Proposed Zoning:	R1-70 ESL
- Allowed Density:	0.55 units/acre
- Site Area [Gross]:	<u>+</u> 40.0 Acres
- Allowed Units:	22
- Proposed Units:	20**
- N.A.O.S. Required:	28%
- N.A.O.S. Provided:	
- Maximum Height [per ESL ordinance]:	24'

^{**} With the approval of the proposed Use Permit, the final lot count will be reduced to 18.



Prepared for:

Monogram Development Services, L.L.C.

Prepared by: Tornow Design Associates, P.C.

<u>Development Concept.</u> The preliminary plat request includes 20 lots with a strong emphasis and focus on an equestrian lifestyle [see note below]. Lots will range from 54,000 square feet to over 100,000 square feet in area. The custom home concept allows for the preservation of the main wash that runs through the site as well as minor washes present on-site and provide for Scottsdale Road Scenic Corridor. Access to the new subdivision will be provided from Peak View Road. The entrance will be gated per the concept plans submitted with this application.

The main feature of the proposed development will be a future common equestrian center that is available for all residents of this new neighborhood. The equestrian center components will feature the following:

- open arena(s) for riding and turn-out,
- hot walkers and round pens,
- barn / covered stables,
- material storage [hay, etc.] and
- trailer parking

The applicant proposes a full-time caretaker on-site to manage the facility. Internal private trails linking to outside public trails will link all homes and the equestrian center. The equestrian components of the project blend in well with the existing ranches and other equestrian uses in the neighborhood to the west and south. Lighting will be necessary to maximize the opportunity to use the facility, however, all lighting will comply with City ordinances which promote a dark sky character for this area of Scottsdale. The proposed equestrian facility will be for the sole use of residents of Turquesa Equestrian Estates. No outside users or commercial operations will be allowed.

NOTE: The facility is proposed to be located at the southwest corner of the neighborhood on Lots 19 and 20. A companion Use Permit request is currently being pursued by the applicant for the equestrian center component. Upon approval of the Use Permit, the site plan will be updated to reflect a total of 18 homesites and the proposed equestrian center plans.

Amended development standards are proposed to help provide a plan that can accommodate the proposed open space elements such as the local washes and the Scottsdale Road Scenic Corridor. See Amended Development Standards Justification section below for more information.

<u>Trails Component.</u> With the strong equestrian influence present in this area of Scottsdale, numerous trail elements will be integrated within project. Perimeter, public trails will be included on all four sides of the project including the Scottsdale Road Scenic Corridor. Internal, private trails will link all home sites with the common equestrian facility and all perimeter trails. The perimeter trails will tie into the City's regional trail system linking numerous regional destinations within the community. All new public trails will be field staked with the assistance of the City's Trails Coordinator prior to construction.



<u>Native Plant Inventory</u>. A preliminary native plant inventory for the project has been submitted with this application. A final native plant inventory will be prepared on a lot-by-lot basis based on specific grading and drainage plans for each of the lots.

<u>Landscape Development</u>. The landscape theme for the project will feature predominantly indigenous trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color in non-N.A.O.S. areas near the entrance and at the common area facility. A small turf area is also envisioned for use within common area to provide passive recreational opportunities for residents. Per the ESL ordinance, the turf will not be visible from off-site. See proposed design elements prepared by Vollmer & Associates submitted with this application.

<u>Scottsdale Road Scenic Corridor</u>. A 100-foot average [85-foot minimum] Scenic Corridor is being provided adjacent to Scottsdale Road on the east frontage of the property. The corridor will feature indigenous vegetation [undisturbed and revegetated] and a multi-use trail that is a part of the regional trail system in Scottsdale. Please refer to landscape concept plans submitted with this application.

<u>Design Guidelines and C. C. & R.'s.</u> The master developer of this site will prepare architectural and landscape design guidelines for the future homes within Turquesa Equestrian Estates. The guidelines will be restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom home designs will be controlled by the H.O.A. architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team.

PUBLIC PARTICIPATION PROGRAM.

The master developer has been communicating with adjacent neighbors during the review of this application. Specific comments from those communications will be provided to the City staff as a part of the Citizen Participation Report.

AMENDED DEVELOPMENT STANDARDS JUSTIFICATION.

In order to accommodate the numerous open space elements required by the city on this site, the applicant proposes to utilize administrative Amended Development Standards [ADS] as allowed in the Environmentally Sensitive Lands [ESL] Ordinance, section 6.1083. The proposed ADS request is justified by the developer having the ability to achieve the density allowed by the underlying zoning and the accommodating the following elements:

Provision of minimum 100-foot Scenic Corridor along Scottsdale Road. The ADS allow the applicant to
provide the Scenic Corridor without being penalized with the loss of density allowed by the underlying
zoning. The City's goals can be met in a creative manner without negative consequence to the
applicant.



- Scottsdale Road noise mitigation. The varied lot sizes allow the developer to create large lots and larger setbacks adjacent to Scottsdale Road to mitigate and buffer the negative impacts created by traffic noise from Scottsdale Road.
- 3. <u>Preservation of existing wash through site</u>. The reduction in lot size and width allow for flexibility in the site plan that accommodates the preservation of the existing natural wash as an amenity.
- 4. Ability to provide serpentine street and varied lot configurations on highly constrained site. The interest in providing the Scottsdale Road Scenic Corridor create a unique challenge on a site such as this. The ADS allow for these requirements without resorting to a "grid" pattern layout to achieve the allowed density on the site.
- Ability to provide enhanced entry feature to the neighborhood. The "non-grid" layout also accommodates a more interesting entry experience and feature at Peak View Road.
- Ability to preserve local drainage patterns. The curvilinear street pattern and varied lot lines create an
 opportunity help manage local drainage patterns through the site to the properties to the west and
 south. This opportunity would be more difficult with the numerous other design constraints present onsite without ADS.
- Ability to provide common area amenity. The most unique component of this plan is the proposed / future large community equestrian center provided for the use and enjoyment of the residents of the project.
- Average Lot Size. While the minimum lot size is approximately 54,000 square feet, the <u>AVERAGE</u> lot size within the project is approximately 75,000 square feet. The average lot size exceeds the minimum lot size required by the R1-70 ordinance.

NO ADDITIONAL DENSITY IS ACHIEVED WITH THE PROPOSED AMENDMENTS, IN FACT, LESS DENSITY IS PROPOSED THAN WHAT IS CURRENTLY ALLOWED BY THE UNDERLYING ZONING.

Proposed amendments include:

Development Standard	Current Requirement	Proposed Amendment	Percent Reduction
Minimum Lot Size [S.F.]:	70,000	54,000	24%
Minimum Lot Width:	250'	190'	25%
Minimum Front Yard	60'	45'	25%
Minimum Rear Yard	60,	45'	25%
Minimum Side Yard	30'	30'	



SECTION 5.030. R1-70 SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.032. Use regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses: Any use permitted in the [R1-190] single-family residential district. [See BELOW section 5.012A].
 - 1. Accessory buildings, private swimming pools, home occupations and other accessory uses.
 - 2. Adult care homes; subject to the following criteria:
 - a. Floor area ratio: In no case shall the gross floor area of the structure[s] exceed an amount
 equal to thirty-five hundredths [0.35] multiplied by the net lot area.
 - b. Capacity: The maximum number of residents other than the manager or owner and/or day care clients at the home shall be ten [10].
 - c. Location: An adult care home shall not be located within seven hundred fifty [750] feet of another adult care home on the same street frontage or within five hundred [500] feet in any other direction of another adult care home.
 - d. Compatibility: The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
 - 3. Day car home.
 - 4. Day car group home.
 - Dwelling units, single-family.
 - 6. Guest houses with cooking facilities, as an accessory use subject to the following criteria:
 - a. The minimum lot size shall be thirty-five thousand [35,000] square feet.
 - b. No more than one [1] per lot shall be permitted.
 - c. Parking shall be located behind the established front building line.
 - d. The square footage shall be no greater than one-half the square footage of the principal building.
 - 7. Model homes.
 - 8. Municipal uses.
 - 8.1 Minor cellular communication facility as joint use on ball field lights in city owned park sites.
 - 9. Private tennis courts.
 - 10. Public elementary and high schools.
 - Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion of construction work.



- 12. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:
 - Lot Area: The minimum lot area shall be equal to that required for the district, except that
 no lot shall be less than twenty thousand [20,000] square feet [net].
 - b. Floor area ratio: In no case shall the gross floor area of the structure[s] exceed an amount equal to two-tenths [0.2] multiplied by the net lot area.
 - c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment [such equipment must be screened] limited to thirty [30] feet in height, and may allow a maximum of ten [10] percent of the roof area to exceed the height limit by ten [10] feet. All such structures in excess of thirty [30] feet shall be setback a minimum of tee [10] feet from the edge of the building wall on which they are located. Height is subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. [This provision supersedes section 7.100-7.102, exceptions to restrictions, which shall not apply to churches within this district.
 - d. Open space: In no case shall the open space requirement be less than twenty-four [24] percent of the total lot area for zero [0] to twenty [20] feet of total building height, plus four-tenths [0.4] percent of the total site for each foot of height above twenty [20] feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.
 - e. Parking: Parking shall observe the minimum front setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line[s]. A minimum of fifteen [15] percent of all parking areas shall be landscaped. A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.
 - f. Lighting: All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen [16] feet in height. All lighting adjacent to residential districts shall be set back a minimum of thirty [30] feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.
 - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts. There shall be a three-foot high landscape berm along all street frontage where parking occurs.
 - h. Access: All churches must have primary access to a street classified by the Scottsdale General Plan as minor collector or greater. Access to a local or local collector residential street is prohibited when the primary worship center auditorium or other major gathering place exceeds three thousand [3,000] square feet.
 - Operations: No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.



- B. Uses subject to conditional use permit. Any use permitted by conditional use permit in the [R1-190] single-family residential district [See BELOW section-5.012B].
 - 1. Celtular communications facility; minor and major [see section 2.208 for criteria].
 - Cemetery [See section 2.208 for criteria].
 - 3. Ham transmitting or receiving radio antennas in excess of seventy [70] feet.
 - Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, etc.
 - 5. Farms and ranches.
 - 6. Golf course [except miniature golf course or commercial driving range].
 - Private colleges and universities having a regular curriculum, with their related services and activities.
 - 8. Private school having a curriculum equivalent to a public elementary school or public high school and having no room regularly used for housing or sleeping.
 - 9. Public utility buildings, structures or appurtenances thereto for public service uses.
 - 10. Recreational uses [See section 2.208 for specific uses and development criteria for each].

Sec. 5.033. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article II, section 1.400 hereof.

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 district:

A. Lot area.

- Each lot shall have a minimum lot area of not less than seventy thousand [70,000] FIFTY-FOUR THOUSAND [54,000] square feet.
- If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot dimensions.
 - Width. All lots shall have a minimum width of two hundred and fifty [250] ONE HUNDRED NINTY [190] feet.
- C. Density. There shall be not more than one [1] single-family dwelling unit on any one [1] lot.
- D. Building height. No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.
- E. Yards.



- Front Yard.
 - a. There shall be a front yard having a depth of not less than sixty-[60] FORTY-FIVE [45] feet.
 - b. Where lots have a double frontage on two [2] streets, the required front yard of eixty [60] FORTY-FIVE [45] feet shall be provided on both streets.
 - c. On a corner lot, the required front yard of sixty [60] feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot or any alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
- 2. Side Yard. There shall be a side yard of not less than thirty [30] feet on each side of a building.
- Rear Yard. There shall be a rear yard having a depth of not less than sixty [60] FORTY-FIVE
 [45] feet.
- 4. Other requirements and exceptions as specified in article VII.
- F. Distance between buildings.
 - 1. There shall be not less than ten [10] feet between an accessory building and the main building.
 - The minimum distance between main buildings on adjacent lots shall be not less than sixty [60] feet.
- G. Buildings, walls, fences and landscaping.
 - 1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve [12] feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three [3] feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
 - 2. A minimum of five [5] percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access had been approved on a subdivision plat.
- Corral. Corral not to exceed six [6] feet in height shall be permitted on the property line or within the required front, side or rear yard.

Sec. 5.035. Off-street parking. The provisions of article IX shall apply.

Sec. 5.036. Signs. The provisions of article VIII shall apply.



SEC, 5,030. R1-70 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

1	velopment indard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A.	Minimum Lot Area [Sq. Ft.]	70,000	54,000	25%	24%
В.	Minimum Lot Width	250'	190'	25%	25%
C.	Density [Dwellings/Lot]	1	1		_
D.	Maximum Building Height	30'			
E.	Minimum Yard Requirements				
F.	 Front Yard a. Front [Face of building] b. Front [Double frontage] c. Front [Corner lot] Side Yard Rear Yard Distance Between Buildings [Min.] Accessory & Main Main Bldg. On Adjacent Lots 	60' 60' 30' 60' 10' 60'	45' 45' 45' 30' 45' 10' 60'	25% 25% 25% 25% 25%	25% 25% 25% 25%
G.	Walls & Fences				
Н.	 Standard With 20' Setback Within Required Front Yard Access. 	8' 12' 3'	8' 12' 3'	 	
1.	Corrals [Height]	6'			

^{*} Maximum reductions allowed by Administrative Approval as set forth in the ESL ordinance [Sec. 6.1083].

TURQUESA EQUESTRIAN ESTATES

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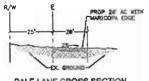
PRELIMINARY PLAT

LEGAL DESCRIPTION

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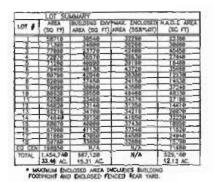


PEAK VIEW RD. CROSS SECTION EXCEPT AT INTERSECTION

PROP. CURE

EX. GROUND -FX CURB & GLITTER

DALE LANE CROSS SECTION



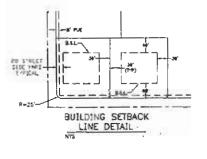
AREA TABUL	ATION	
ERCES AREA [es]	NET AREA (no)	
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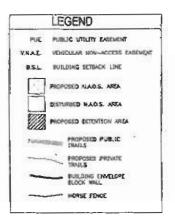
N.A.O.S. SUMMARY

	£ ACRES	# OF DROSS	
CROSS AREA	40.06	-	
REQUIRED MADS AREA	19.55	26.3	
PROVIDED NACS AREA	12.13	30.3	
DESTRUBBIO MACS AREA -C	70 AC - 5.8	RETTITAL NACS	<30% AS RE

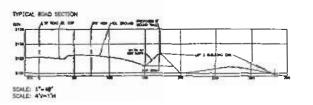
OPEN SPACE SUMMARY

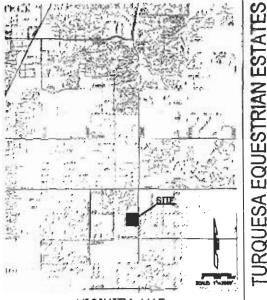
	£ ACRES	M OF GROSS
MIN. REG. N.A.O.S.	19.55	28.3
ADDITIONAL H.A.O.S. PROV.	1.58	3.9
NON-HAOS OPEN SPACE	3.40	8.5
TOTAL DPEN SPACE .	15.53	38.5





MACT	LOCATION	(SQ FT)
1	PRIVATE STREETS UTG FARK	92195 13856 1886
-	TOTAL = 2.50 AC	189,81





VICINITY MAP

AFFLICANT/SUBDIVIDER MONOGRAM DEVELOPMENT 28861 M. SCOTTSDALE AD. \$265 SCOTTSDALE, AZ 85255 (488) 515-8680 (ME) 513-9602 (FAS)

SURVEYOR

ERIE & MESOCIATES, INC.
3120 NOWTH 24TH STREET
PHODDIX, ARTZONA 85016
ATTR: LIN DRIE, P.E. L.S.
PH. \$805-954-6390 FAIC 8007-954-6681

PROPERITY OWNER

MCHIDORNA DEVELOPMENT 28881 M. SCOTTSCHALF RD. \$285 SCOTTSCHALF, AZ 85256 (486) 513-9600 (ABC) 513-9602 (FAX)

100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN "ASSURED FOR YEAR WATER SUPPLY" PER THE ARIZONA DEPARTMENT OF WATER RESOURCES.

SURVEYOR'S CERTIFICATION

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C.O.S. ID# 89PA2004

A EQUESTRIAN PRELIMINARY PLAT SA TURQUE



18-PP-2004

Above ____

SPECIAL LAKE

1 OF 2

18-17-2004

